

2011 Property Tax Report

Lake County

with Comparisons to Prior Years



Legislative Services Agency

August 2011

This report describes property tax changes in Lake County between 2010 and 2011, with comparison to changes since 2007. In 2011, the changes from the big tax reform of 2008 were fully phased in with the elimination of the last of the state homestead credits. The 2009 recession affected assessments and local tax credits in many counties. Changes in local levies and assessments also were important in many counties.

Comparable Homestead Property Tax Changes in Lake County

	2010 to 2011		2007 to 2011	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	65,704	54.2%	6,753	5.6%
No Change	3,200	2.6%	927	0.8%
Lower Tax Bill	52,268	43.1%	113,492	93.7%
Average Change in Tax Bill	-0.9%		-30.4%	
Detailed Change in Tax Bill				
20% or More	5,803	4.8%	3,313	2.7%
10% to 19%	19,219	15.9%	1,223	1.0%
1% to 9%	40,682	33.6%	2,217	1.8%
0%	3,200	2.6%	927	0.8%
-1% to -9%	17,846	14.7%	5,825	4.8%
-10% to -19%	13,688	11.3%	19,698	16.3%
-20% to -29%	8,819	7.3%	25,393	21.0%
-30% to -39%	5,873	4.8%	22,510	18.6%
-40% to -49%	1,926	1.6%	16,550	13.7%
-50% to -59%	1,186	1.0%	10,386	8.6%
-60% to -69%	560	0.5%	5,002	4.1%
-70% to -79%	540	0.4%	2,261	1.9%
-80% to -89%	352	0.3%	1,401	1.2%
-90% to -99%	215	0.2%	1,048	0.9%
-100%	1,263	1.0%	3,418	2.8%
Total	121,172	100.0%	121,172	100.0%

Note: Percentages may not total due to rounding.

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*TAX CAPS PREVENTED A
 HOMESTEAD TAX BILL
 INCREASE, DESPITE THE LOSS
 OF THE STATE HOMESTEAD
 CREDIT AND TAX RATE
 INCREASES*
 ★★★★★

Homestead Property Taxes

Homestead property taxes decreased 0.9% on average in Lake County in 2011, compared to a statewide average increase of 4.4%. Lake County homestead taxes were 30.4% lower in 2011 than they were in 2007, before the big tax reform. The small decrease in 2011 was mainly due to the operation of the tax caps. The phaseout of the state homestead credit in 2011, which had been 4.1% in 2010, and the rise in tax rates would have increased homestead tax bills. However 25.3% of Lake County homes are eligible for tax cap credits, so the effect on tax bills was limited.

Tax Rates

Property tax rates increased in most Lake County tax districts. The average tax rate increased by 3.7% because the decline in net assessed value exceeded the reduction in the levy. Levies in Lake County declined by 1.4%. The biggest levy increases were in the Hammond general fund, the Lake Central Schools debt service and bus replacement funds, the Merrillville School debt service fund, the Munster parks fund, and the Highland park bond fund. The biggest levy reductions were in the county debt service fund, the Gary Sanitary general fund, the Hammond Schools debt service fund, the Hammond City police pension and parks funds, the Merrillville Town general fund, the Gary Public Transportation general fund, the Lake Central Schools pension debt fund, the Munster park bond fund, the Gary Schools debt service fund, and the Gary City fire pension fund. Lake County's total net assessed value declined 3.6% in 2011. (The certified net AV used to compute tax rates declined by 4.9%.) Homestead and agricultural net assessments were reduced by 6.2% and 2.3%, respectively. Other residential assessments showed a decrease of 4.2%, while business net assessments decreased by 0.7%.

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TAXES ON MOST NONHOMESTEAD

PROPERTY FELL BECAUSE OF DECLINING
ASSESSMENTS AND THE TAX CAP LIMITS

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Net Tax Bill Changes - All Property Types

Net tax bills for all taxpayers fell 0.9% in Lake County in 2011, compared to a statewide average increase of 2.8%. Other residential property, which includes smaller rentals and second homes, saw net tax bills decrease by 8.7%. Tax bills for commercial apartments fell 2.4%. Business tax bills - which include commercial, industrial and utility buildings, land and equipment - were nearly unchanged.

These tax bill decreases reflect the declining assessments and the limits on tax bills from the tax caps. Agricultural tax bills rose 0.9%. This was partly due to the 3.2% increase in the base rate assessment of farm land, from \$1,250 to \$1,290 per acre for taxes in 2011.

Tax Cap Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

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TAX CAP CREDITS INCREASED IN 2011,
MOSTLY DUE TO HIGHER TAX RATES

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Total tax cap credit losses in Lake County were \$120 million, or 16.1% of the levy. This was much more than the state average loss rate of 9.2%, and much more than the median value of 3.8% among all counties. Tax rates are the main determinant of tax cap credits, and Lake County's tax rates were higher than the state median.

More than half of the total tax cap credits were in the 3% business category; most of the rest were in the 2% other residential/farmland category. Lake had many taxing districts with rates well above \$3, which makes property in all property categories eligible for credits. The largest percentage losses were in the Gary and East Chicago School Corporations, many of the Gary special districts, the East Chicago Sanitary District, the Gary and East Chicago Library Districts, and Calumet Township. The largest dollar losses were in the cities of Gary and East Chicago, Gary Schools, and the county unit.

Lake County Tax Cap Credits	1%	2%	3%	Elderly	Total	% of Levy
2010 Tax Cap Credits	\$8,582,858	\$38,486,814	\$53,897,586	\$116,935	\$101,084,193	13.4%
2011 Tax Cap Credits	11,812,187	39,168,211	68,712,945	184,282	119,877,625	16.1%
Change	\$3,229,329	\$681,396	\$14,815,359	\$67,348	\$18,793,432	2.7%

Tax cap credits increased in Lake County in 2011 by \$18.8 million, or 18.6%. The additional

credits represent an added loss of 2.7% of the total tax levy. Most of the increase in tax cap credits was in the 3% tax cap category, which covers business. Increases in tax rates in districts where rates were already above \$3 made businesses eligible for more tax cap credits. The elimination of the state homestead credit added to the 1% tax cap credit increase.

The Effect of Recession

The 2009 recession had a big effect on Lake County assessments for pay-2011. Property values and construction activity appear to have fallen in Lake County in 2009, which reduced assessments for taxes in 2011. The assessment decline increased tax rates, despite the drop in Lake's overall tax levy. The higher rates increased tax cap credits. The added \$18.8 million tax cap credit revenue loss can be attributed mostly to the decline in assessments caused by the recession.

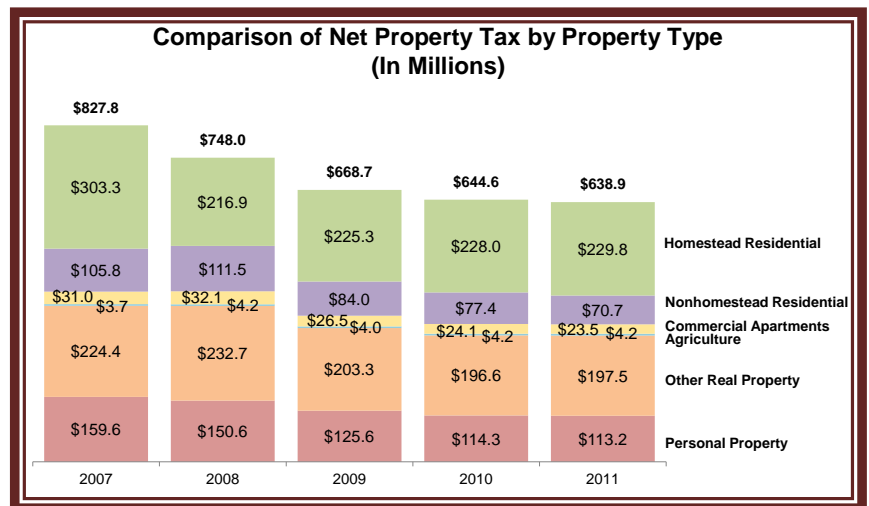
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2009 RECESSION REDUCED ASSESSED
VALUES IN 2011, RESULTING IN HIGHER
TAX CAP CREDIT REVENUE LOSSES

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Property Type	Gross AV 2010	Gross AV 2011	Gross AV Change	Net AV 2010	Net AV 2011	Net AV Change
Homesteads	\$21,817,704,270	\$20,904,746,540	-4.2%	\$10,182,209,067	\$9,555,527,554	-6.2%
Other Residential	3,048,144,203	2,913,971,200	-4.4%	2,962,112,300	2,837,749,947	-4.2%
Ag Business/Land	210,142,480	205,206,200	-2.3%	208,743,330	203,890,890	-2.3%
Business Real/Personal	11,195,016,211	11,081,730,600	-1.0%	9,291,577,185	9,225,916,697	-0.7%
Total	\$36,271,007,164	\$35,105,654,540	-3.2%	\$22,644,641,882	\$21,823,085,088	-3.6%

Net AV equals Gross AV less deductions and exemptions • Tax rates are calculated on Net AV • Circuit breaker tax caps are calculated on Gross AV



Lake County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	2011	%Change			
						2007 - 2008	2008 - 2009	2009 - 2010	2010 - 2011
County Total	967,314,700	1,003,872,093	695,103,755	691,154,324	681,309,511	3.8%	-30.8%	-0.6%	-1.4%
State Unit	556,998	590,187	0	0	0	6.0%	-100.0%		
Lake County	229,628,262	233,451,618	118,561,961	125,984,528	120,376,002	1.7%	-49.2%	6.3%	-4.5%
Calumet Township	15,244,166	15,150,036	15,159,188	15,160,187	15,125,131	-0.6%	0.1%	0.0%	-0.2%
Cedar Creek Township	656,027	745,390	729,248	722,508	650,163	13.6%	-2.2%	-0.9%	-10.0%
Center Township	622,045	624,936	616,064	615,136	609,105	0.5%	-1.4%	-0.2%	-1.0%
Eagle Creek Township	144,865	147,092	146,520	147,058	147,114	1.5%	-0.4%	0.4%	0.0%
Hanover Township	360,714	396,511	385,608	385,187	379,052	9.9%	-2.7%	-0.1%	-1.6%
Hobart Township	601,600	600,793	554,958	577,425	575,595	-0.1%	-7.6%	4.0%	-0.3%
North Township	4,860,224	4,936,000	4,871,256	4,903,058	4,846,248	1.6%	-1.3%	0.7%	-1.2%
Ross Township	1,067,274	1,092,425	1,091,342	1,090,556	1,064,299	2.4%	-0.1%	-0.1%	-2.4%
St. John Township	724,991	727,480	708,837	705,505	674,991	0.3%	-2.6%	-0.5%	-4.3%
West Creek Township	303,627	307,033	303,118	303,486	302,383	1.1%	-1.3%	0.1%	-0.4%
Winfield Township	356,339	358,882	350,064	350,120	346,406	0.7%	-2.5%	0.0%	-1.1%
Gary Civil City	71,297,160	69,568,211	63,064,081	60,825,617	58,703,598	-2.4%	-9.3%	-3.5%	-3.5%
Hammond Civil City	45,375,439	44,997,868	39,830,971	40,466,915	40,103,549	-0.8%	-11.5%	1.6%	-0.9%
East Chicago Civil City	47,658,022	47,156,653	37,078,926	37,787,621	38,205,989	-1.1%	-21.4%	1.9%	1.1%
Hobart Civil City	16,250,069	15,632,991	15,446,724	14,765,183	14,325,908	-3.8%	-1.2%	-4.4%	-3.0%
Crown Point Civil City	9,419,747	9,775,189	9,519,880	9,590,680	10,252,878	3.8%	-2.6%	0.7%	6.9%
Whiting Civil City	6,930,525	6,989,729	6,386,270	6,379,229	6,356,386	0.9%	-8.6%	-0.1%	-0.4%
Lake Station Civil City	5,052,092	4,133,314	4,613,928	4,807,098	5,001,466	-18.2%	11.6%	4.2%	4.0%
Cedar Lake Civil Town	2,331,322	2,584,470	2,506,210	2,647,591	2,503,869	10.9%	-3.0%	5.6%	-5.4%
Griffith Civil Town	6,073,732	6,168,696	5,860,095	5,966,522	6,270,506	1.6%	-5.0%	1.8%	5.1%
Highland Civil Town	8,139,140	7,936,034	7,610,699	7,400,810	7,902,064	-2.5%	-4.1%	-2.8%	6.8%
Munster Civil Town	10,731,625	12,579,848	10,657,098	11,367,239	12,050,857	17.2%	-15.3%	6.7%	6.0%
Merrillville Civil Town	8,644,286	8,210,115	8,020,569	9,148,574	8,180,594	-5.0%	-2.3%	14.1%	-10.6%
Dyer Civil Town	5,327,650	6,650,935	5,407,419	6,048,266	6,048,101	24.8%	-18.7%	11.9%	0.0%
Lowell Civil Town	2,763,903	2,753,527	2,714,237	2,813,245	2,804,746	-0.4%	-1.4%	3.6%	-0.3%
New Chicago Civil Town	307,423	307,467	307,355	307,412	306,714	0.0%	0.0%	0.0%	-0.2%
St. John Civil Town	5,045,892	4,617,174	4,988,978	4,946,226	5,037,580	-8.5%	8.1%	-0.9%	1.8%
Schererville Civil Town	9,311,688	9,374,007	9,713,884	9,593,919	9,859,395	0.7%	3.6%	-1.2%	2.8%
Schneider Civil Town	126,546	126,538	126,530	126,535	123,575	0.0%	0.0%	0.0%	-2.3%
Winfield Civil Town	553,710	552,378	854,956	625,158	759,411	-0.2%	54.8%	-26.9%	21.5%
Hanover Community School Corp	9,128,253	9,659,388	6,439,010	5,806,928	5,054,954	5.8%	-33.3%	-9.8%	-12.9%
River Forest Community School Corp	2,833,395	5,387,254	2,805,305	2,991,098	2,979,424	90.1%	-47.9%	6.6%	-0.4%
Merrillville School Corp	51,951,265	50,590,874	34,649,877	30,416,506	32,549,193	-2.6%	-31.5%	-12.2%	7.0%
Lake Central School Corp	41,151,717	54,335,336	21,125,319	18,902,620	22,901,469	32.0%	-61.1%	-10.5%	21.2%
Tri Creek School Corp	16,012,626	16,326,315	11,743,243	12,094,048	12,409,329	2.0%	-28.1%	3.0%	2.6%
Lake Ridge School Corp	7,122,164	8,450,627	5,737,557	5,572,783	5,938,103	18.7%	-32.1%	-2.9%	6.6%
Crown Point Community School Corp	32,960,217	40,963,930	22,800,251	22,037,056	22,318,084	24.3%	-44.3%	-3.3%	1.3%
East Chicago City School Corp	32,053,098	37,418,234	24,303,942	21,498,176	21,585,388	16.7%	-35.0%	-11.5%	0.4%
Lake Station School Corp	3,260,174	3,062,960	2,246,229	1,910,437	2,233,405	-6.0%	-26.7%	-14.9%	16.9%
Gary Community School Corp	50,275,925	51,708,663	28,527,702	26,982,360	25,499,337	2.8%	-44.8%	-5.4%	-5.5%
Griffith Public School Corp	9,961,479	11,332,812	8,398,518	7,164,805	6,644,094	13.8%	-25.9%	-14.7%	-7.3%
Hammond City School Corp	49,776,448	51,834,514	36,229,753	37,099,987	35,103,865	4.1%	-30.1%	2.4%	-5.4%
Highland Town School Corp	15,158,623	16,094,285	7,271,197	7,884,257	7,758,260	6.2%	-54.8%	8.4%	-1.6%
School City Of Hobart School Corp	13,944,600	14,276,777	9,290,843	8,768,461	9,674,804	2.4%	-34.9%	-5.6%	10.3%
Munster Community School Corp	23,721,111	25,437,512	13,986,217	15,117,160	14,611,320	7.2%	-45.0%	8.1%	-3.3%
Whiting City School Corp	6,574,291	5,378,988	2,456,148	2,478,185	2,078,939	-18.2%	-54.3%	0.9%	-16.1%
East Chicago Public Library	5,094,820	5,095,271	5,095,594	5,095,282	5,081,591	0.0%	0.0%	0.0%	-0.3%
Gary Public Library	7,137,480	7,057,589	6,619,243	6,590,783	6,570,998	-1.1%	-6.2%	-0.4%	-0.3%
Hammond Public Library	4,874,332	4,880,858	4,757,053	4,827,144	4,813,054	0.1%	-2.5%	1.5%	-0.3%
Lowell Public Library	1,142,667	1,068,546	1,063,294	1,033,750	1,011,363	-6.5%	-0.5%	-2.8%	-2.2%
Whiting Public Library	1,024,870	989,250	1,024,633	1,024,663	1,021,555	-3.5%	3.6%	0.0%	-0.3%
Lake County Public Library	13,601,589	10,482,988	11,861,443	11,792,304	11,958,806	-22.9%	13.1%	-0.6%	1.4%
Crown Point Community Public Library	1,355,348	1,319,724	1,320,331	1,319,216	2,204,841	-2.6%	0.0%	-0.1%	67.1%

Lake County Levy Comparison by Taxing Unit - Continued

Taxing Unit						%Change			
	2007	2008	2009	2010	2011	2007 - 2008	2008 - 2009	2009 - 2010	2010 - 2011
East Chicago Sanitary	13,834,229	13,905,314	11,753,079	9,052,324	9,016,043	0.5%	-15.5%	-23.0%	-0.4%
Gary Sanitary	10,876,780	9,855,202	9,497,343	9,851,857	5,295,279	-9.4%	-3.6%	3.7%	-46.3%
Hammond Sanitary	6,920,342	8,457,675	7,867,078	8,329,947	8,305,764	22.2%	-7.0%	5.9%	-0.3%
Highland Sanitary	284,503	752,770	806,590	1,281,521	1,280,800	164.6%	7.1%	58.9%	-0.1%
Whiting Sanitary	2,931,683	2,893,355	2,794,390	2,887,028	2,408,486	-1.3%	-3.4%	3.3%	-16.6%
Gary Airport	1,738,899	1,669,523	1,657,731	1,642,953	1,630,313	-4.0%	-0.7%	-0.9%	-0.8%
Gary Redevelopment	273,354	272,283	238,115	254,572	228,491	-0.4%	-12.5%	6.9%	-10.2%
Hammond Redevelopment	459,671	457,580	457,801	457,884	455,767	-0.5%	0.0%	0.0%	-0.5%
Gary Public Transportation	3,907,354	4,079,462	3,889,205	4,013,254	2,863,339	4.4%	-4.7%	3.2%	-28.7%
Highland Water Dist	3,933	0	0	0	0	-100.0%			
Schererville Waterworks	0	0	0	0	0				
Winfield Waterworks	31,359	26,665	29,448	28,932	27,410	-15.0%	10.4%	-1.8%	-5.3%
St. John Sanitary	398,035	389,188	416,076	397,576	397,257	-2.2%	6.9%	-4.4%	-0.1%
Lake Ridge Fire Protection	461,829	462,854	458,853	453,164	449,449	0.2%	-0.9%	-1.2%	-0.8%
St. John Water Dist	216,192	215,695	215,579	215,667	214,684	-0.2%	-0.1%	0.0%	-0.5%
Town of Dyer Sanitary Dist	1,001,515	767,203	736,252	815,487	793,888	-23.4%	-4.0%	10.8%	-2.6%
Lake County Solid Waste Mgt Dist	4,738,206	4,718,500	4,719,897	4,711,766	4,680,888	-0.4%	0.0%	-0.2%	-0.7%
Gary Storm Water Management	1,157,735	1,096,296	938,852	1,018,288	1,014,828	-5.3%	-14.4%	8.5%	-0.3%
Dyer Water Works	542,057	329,276	315,878	370,750	350,974	-39.3%	-4.1%	17.4%	-5.3%
Cedar Lake Town Redevelopment Comm	12,774	0	0	0	0	-100.0%			
Hammond Redevelopment Comm	0	0	0	0	0				
Hobart Redevelopment Comm	11,379	17,275	0	0	0	51.8%	-100.0%		
Dyer Redevelopment Comm	226,375	393,780	0	0	0	74.0%	-100.0%		
Merrillville Redevelopment Comm	123,648	0	0	0	0	-100.0%			
Lake County Redevelopment Comm	0	0	0	0	0				
Schererville Redevelopment Comm	320,995	342,212	0	0	0	6.6%	-100.0%		
Whiting Redevelopment Comm	0	0	0	0	0				
Town of St John Redevelopment Comm	0	0	0	0	0				
Crown Point Redevelopment Comm	0	0	0	0	0				
Gary Redevelopment Comm	258,258	373,763	371,912	404,751	0	44.7%	-0.5%	8.8%	-100.0%

Lake County 2011 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates						Net Tax Rate, Homesteads
			LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
45001	Calumet Township	4.0430	--	--	--	--	--	--	4.0430
45002	Calumet Township Gary Sanitary	4.2891	--	--	--	--	--	--	4.2891
45003	Gary Corp Calumet Township Lake Ridge Schools	7.0198	--	--	--	--	--	--	7.0198
45004	Gary Corp Calumet Township Gary Schools	6.1741	--	--	--	--	--	--	6.1741
45005	Lake Station Corp Calumet Township	4.5625	--	--	--	--	--	--	4.5625
45006	Griffith Corp Calumet Township	3.9063	--	--	--	--	--	--	3.9063
45007	Cedar Creek Township	2.0549	--	--	--	--	--	--	2.0549
45008	Lowell Corp Cedar Creek Township	2.7842	--	--	--	--	--	--	2.7842
45012	Eagle Creek Township	2.0199	--	--	--	--	--	--	2.0199
45013	Hanover Township	1.7674	--	--	--	--	--	--	1.7674
45014	Cedar Lake Corp Hanover Township	2.2426	--	--	--	--	--	--	2.2426
45015	Saint John Corp Hanover Township	2.2801	--	--	--	--	--	--	2.2801
45016	Hobart Township	2.6530	--	--	--	--	--	--	2.6530
45017	Gary Corp Hobart Township River Forest Schools	6.0151	--	--	--	--	--	--	6.0151
45018	Hobart Corp Hobart Township Hobart City Schools	3.2490	--	--	--	--	--	--	3.2490
45019	Hobart Corp Hobart Twp Hobart City Schools Gary Sanitary	3.4951	--	--	--	--	--	--	3.4951
45020	Lake Station Corp Hobart Township River Forest Schools	4.7068	--	--	--	--	--	--	4.7068
45021	Lake Station Corp Hobart Township Lake Station Schools	4.0675	--	--	--	--	--	--	4.0675
45022	New Chicago Corp (Hobart)	3.5648	--	--	--	--	--	--	3.5648
45023	Hammond Corp (North)	5.0455	--	--	--	--	--	--	5.0455
45024	East Chicago Corp (North)	6.7085	--	--	--	--	--	--	6.7085
45025	Whiting Corp (North)	3.5538	--	--	--	--	--	--	3.5538
45026	Highland Corp (North)	2.4499	--	--	--	--	--	--	2.4499
45027	Munster Corp (North)	2.8935	--	--	--	--	--	--	2.8935
45028	Ross Township	2.0000	--	--	--	--	--	--	2.0000
45029	Crown Point Corp Ross Township	2.7360	--	--	--	--	--	--	2.7360
45030	Merrillville Corp Ross Township	2.4577	--	--	--	--	--	--	2.4577
45031	Merrillville Corp Ross Township Gary Sanitary	2.7038	--	--	--	--	--	--	2.7038
45032	Saint John Township	1.4284	--	--	--	--	--	--	1.4284
45033	Griffith Corp Saint John Township	2.5906	--	--	--	--	--	--	2.5906
45034	Dyer Corp (Saint John)	2.2568	--	--	--	--	--	--	2.2568
45035	Saint John Corp Saint John Township	1.9729	--	--	--	--	--	--	1.9729
45036	Schererville Corp (Saint John)	1.9148	--	--	--	--	--	--	1.9148
45037	West Creek Township	2.0037	--	--	--	--	--	--	2.0037
45038	Lowell Corp West Creek Township	2.7630	--	--	--	--	--	--	2.7630
45039	Schneider Corp (West Creek)	3.4913	--	--	--	--	--	--	3.4913
45041	Center Township	1.8783	--	--	--	--	--	--	1.8783
45042	Crown Point Corp Center Township	2.5272	--	--	--	--	--	--	2.5272
45043	Cedar Lake Corp Center Township	2.3560	--	--	--	--	--	--	2.3560
45044	Winfield Township	1.8890	--	--	--	--	--	--	1.8890
45045	Hobart Corp Hobart Township River Forest Schools	3.6790	--	--	--	--	--	--	3.6790
45046	Hobart Corp Ross Township	3.0201	--	--	--	--	--	--	3.0201
45047	Winfield Corp (Winfield)	2.0371	--	--	--	--	--	--	2.0371
45054	Winfield Corp Winfield Water District	2.1162	--	--	--	--	--	--	2.1162
45055	Saint John Township Saint John Water	1.4951	--	--	--	--	--	--	1.4951
45056	Crown Point - St. John Township	2.1066	--	--	--	--	--	--	2.1066
45057	Cedar Lake - West Creek Township	2.5504	--	--	--	--	--	--	2.5504
45058	Cedar Lake - Cedar Creek Township	2.5716	--	--	--	--	--	--	2.5716
45059	St. John - Center Township	2.4274	--	--	--	--	--	--	2.4274

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Lake County 2011 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits	Levy	Circuit Breaker as % of Levy
<i>Non-TIF Total</i>	108,640,532	681,309,511	15.9%
<i>TIF Total</i>	11,235,087	64,668,381	17.4%
<i>County Total</i>	119,877,625	745,977,892	16.1%
Lake County	11,353,204	120,376,002	9.4%
Calumet Township	5,135,949	15,125,131	34.0%
Cedar Creek Township	276	650,163	0.0%
Center Township	848	609,105	0.1%
Eagle Creek Township	5	147,114	0.0%
Hanover Township	11	379,052	0.0%
Hobart Township	29,032	575,595	5.0%
North Township	720,021	4,846,248	14.9%
Ross Township	1,590	1,064,299	0.1%
St. John Township	266	674,991	0.0%
West Creek Township	304	302,383	0.1%
Winfield Township	82	346,406	0.0%
Gary Civil City	25,201,881	58,703,598	42.9%
Hammond Civil City	6,970,312	40,103,549	17.4%
East Chicago Civil City	12,974,363	38,205,989	34.0%
Hobart Civil City	221,853	14,325,908	1.5%
Crown Point Civil City	55,937	10,252,878	0.5%
Whiting Civil City	728,021	6,356,386	11.5%
Lake Station Civil City	619,976	5,001,466	12.4%
Cedar Lake Civil Town	466	2,503,869	0.0%
Griffith Civil Town	379,634	6,270,506	6.1%
Highland Civil Town	45,783	7,902,064	0.6%
Munster Civil Town	772,521	12,050,857	6.4%
Merrillville Civil Town	1,333	8,180,594	0.0%
Dyer Civil Town	9,227	6,048,101	0.2%
Lowell Civil Town	3,066	2,804,746	0.1%
New Chicago Civil Town	10,159	306,714	3.3%
St. John Civil Town	2,082	5,037,580	0.0%
Schererville Civil Town	1,716	9,859,395	0.0%
Schneider Civil Town	5,214	123,575	4.2%
Winfield Civil Town	264	759,411	0.0%
Hanover Community School Corp	237	5,054,954	0.0%
River Forest Community School Corp	205,699	2,979,424	6.9%
Merrillville School Corp	48,742	32,549,193	0.1%
Lake Central School Corp	13,265	22,901,469	0.1%
Tri Creek School Corp	9,322	12,409,329	0.1%
Lake Ridge School Corp	990,597	5,938,103	16.7%
Crown Point Community School Corp	59,028	22,318,084	0.3%
East Chicago City School Corp	7,330,177	21,585,388	34.0%
Lake Station School Corp	266,231	2,233,405	11.9%
Gary Community School Corp	11,060,277	25,499,337	43.4%
Griffith Public School Corp	425,168	6,644,094	6.4%
Hammond City School Corp	6,101,328	35,103,865	17.4%
Highland Town School Corp	44,950	7,758,260	0.6%
School City Of Hobart School Corp	271,303	9,674,804	2.8%
Munster Community School Corp	936,660	14,611,320	6.4%
Whiting City School Corp	238,109	2,078,939	11.5%

Lake County 2011 Circuit Breaker Cap Credits – Continued

Taxing Unit Name	Circuit Breaker Credits	Levy	Circuit Breaker as % of Levy
East Chicago Public Library	1,725,656	5,081,591	34.0%
Gary Public Library	2,850,155	6,570,998	43.4%
Hammond Public Library	836,547	4,813,054	17.4%
Lowell Public Library	760	1,011,363	0.1%
Whiting Public Library	117,003	1,021,555	11.5%
Lake County Public Library	244,830	11,958,806	2.0%
Crown Point Community Public Library	5,832	2,204,841	0.3%
East Chicago Sanitary	3,061,756	9,016,043	34.0%
Gary Sanitary	2,185,066	5,295,279	41.3%
Hammond Sanitary	1,056,568	8,305,764	12.7%
Highland Sanitary	7,421	1,280,800	0.6%
Whiting Sanitary	275,853	2,408,486	11.5%
Gary Airport	699,905	1,630,313	42.9%
Gary Redevelopment	98,093	228,491	42.9%
Hammond Redevelopment	79,216	455,767	17.4%
Gary Public Transportation	1,229,252	2,863,339	42.9%
Highland Water Dist	0	0	
Winfield Waterworks	0	27,410	0.0%
St. John Sanitary	164	397,257	0.0%
Lake Ridge Fire Protection	38,331	449,449	8.5%
St. John Water Dist	89	214,684	0.0%
Town of Dyer Sanitary Dist	1,211	793,888	0.2%
Lake County Solid Waste Mgt Dist	444,130	4,680,888	9.5%
Gary Storm Water Management	435,673	1,014,828	42.9%
Dyer Water Works	535	350,974	0.2%
Cedar Lake Town Redevelopment Comm	0	0	
Hammond Redevelopment Comm	0	0	
Hobart Redevelopment Comm	0	0	
Dyer Redevelopment Comm	0	0	
Merrillville Redevelopment Comm	0	0	
Lake County Redevelopment Comm	0	0	
Schererville Redevelopment Comm	0	0	
Whiting Redevelopment Comm	0	0	
Town of St John Redevelopment Comm	0	0	
Crown Point Redevelopment Comm	0	0	
Gary Redevelopment Comm	0	0	
TIF - Calumet- Gary 003	840,348	2,090,286	40.2%
TIF - Gary-Calumet 004	5,598,086	13,507,191	41.4%
TIF - Griffith 006	0	415,935	0.0%
TIF - Cedar Lake-Hanover 014	0	246,513	0.0%
TIF - St. John-Hanover 015	0	37,265	0.0%
TIF - Hobart Corp 018	26,793	924,401	2.9%
TIF - Hammond 023	1,945,272	13,519,613	14.4%
TIF - East Chicago 024	2,779,841	8,233,198	33.8%
TIF - Whiting 025	39,618	4,478,916	0.9%
TIF - Highland 026	201	59,013	0.3%
TIF - Munster 027	4,352	4,665,510	0.1%
TIF - Crown-Point Ross 029	0	0	
TIF - Merrillville 030	0	4,597,497	0.0%
TIF - Dyer 034	0	4,107,944	0.0%
TIF - St. John Corp 035	0	713,834	0.0%
TIF - Schererville 036	0	3,764,179	0.0%
TIF - Crown Point-Center 042	576	2,722,444	0.0%
TIF - Cedar Lake-Center 043	0	120,502	0.0%
TIF - Hobart-Ross 046	2,006	464,140	0.4%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.